constituted insured for replacement valuable in a reliable insurance company during the term of this lease. In the event the demised premises are damaged or destroyed by fire or other casualty, or declared unsafe by any public authority, the Lessors shall, at own cost and expense i mmediately repair, reconstruct and replace the demised premises as near as possible to the condition dmmediately previous to the happening of such event. If the extent or sharacter of such damage, destruction or unsafe condition renders the demised premises unfit for the proper conduct of the business of the Lessee, all rent shall cease and abate during the cessation of business of the Lessee and until the complete restoration of the demised premises ready for occupancy. If, however, the Lesse is able to and does continue its business pending the restoration or reconstruction of the demised premises, them a fair and just proportion of the rent shall abate until the demised premises are restored and ready for occupancy. Any rent paid in advance beyond the happening of any of the contingencies above mentioned shall be returned by the Lessors to the Lessee, and rent shall not again be payable hereunder until the first of the month following the complete retoration of the demised premises as herein provided.

LESSOR shall at own expense comply with state laws and City ordinances affecting the premises, and furnish electric, gas, sewer and water connections and be responsible for and keep the exterior of the premises, including roof, skylight, outside walls, foundation and sidewalks in good repair to protect Lessee from loss or damage (except damage caused by Lessee), and should Lessee suffer damage by water due to the negligence of the Lessors, the Lessors shall immediately reuimburse the Lessee for such damage and should the Lessors after written notice fail to comply with any of the terms of this paragraph, Lessee may do so and deduct cost from rent, excepting however that the Lessee shall immediately notify the Lessors of any defects so caused, and if the Lessors forthwith commence to remedy said defect, they shall not be responsible for any damage caused by said defect.

LESSEE agrees to clean the snow and ice from the sidewalks contiguous to said premises and keep the interior in good condition and repair and will pay all water rent due on said premises during the term of thislease.

LESSESS shall pay its heat, electricity and gas and water charges and may at own expense, paint front of premises any color, install signs or any part thereof and make any alterations on premises which do not cause permanent damage to building.

IT IS ALSO UNDERSTOOD between the parties hereto that the Lessee has the right to erect and build at its own expense, an addition to said present building, extending in an eastward direct ion over the entire legth of the lot now unimproved, or any part thereof without any additional rent charges; it being understood that all alterations, changes and additions which may be made, done or placed upon the premises by the Lessee shall be done in a first-class workman like manner and in keeping with existing ordinances, regulations and building codes governing same; all additions, improvements and buildings so erected, excepting trade fixtures shall remain a permanent building on said premises, with title in said Lessors.

IT IS UNDERSTOOD that Lessee may remove any part of the outer wallsin order to connect same with adjoining property owned or leased by the Lessee, but must replace same at the expiration of this lease. Lessee may install fixtures and store goods on premises during alterations without rental until rent begins by the term hereof, and may remove any and all fixtures and goods installed and owned by itself or at the end of the term herein created; Lessee to repair any injury to premises caused by removal of such fixtures.

IT IS UNDERSTOOD AND AGREED that the Lessee will adaquately insure at replacement value, all alterations and additions that it may add to the herein demised premises and that it will pay all increased taxes, assessments against the property after the year 1928, it being made a matter of record herein that the property in 1928 was assessed for ______ Dollars, the tax payment amounting to _____ Dollars.

LESSEE may not assign this lease without written consent of the Lessors, which however may